



FOR SALE
1420 LOCUST STREET, SUITE 310
COMMERCIAL CONDOMINIUM

BLUEPRINT
COMMERCIAL

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Property Overview

Located in Philadelphia's Rittenhouse Square neighborhood, this 3,397-square-foot live/work office condominium offers exceptional potential for a small business owner. Situated just off South Broad Street and the Avenue of the Arts, this property benefits from proximity to "Best in Class" shopping, hotels, restaurants, and entertainment venues. Its prime location provides excellent access to all forms of public transportation, enhancing its appeal to both investors and owner-users. The property is equipped with amenities such as on-site security, parking, and direct elevator exposure to the office space.

The 3,397-square-foot office condo is uniquely zoned to allow for a live-work opportunity, further increasing its flexibility and desirability.



\$825,000

OFFERING PRICE

\$243

PER SQUARE FOOT

3,397 SF

Unit Area

Live-Work

Zoning

Academy House Tenants

ACADEMY CHIROPRACTIC CENTER

ACADEMY HOUSE DENTAL

ALAN M. ATLAS, DMD

DRESS RIGHT TAILORS & CLEANERS

ENSEMBLE ARTS PHILLY

GOALS AESTHETICS & PLASTIC SURGERY

LAW OFFICES OF LINDA A KERNS

LOCAL 77

MEESHA STAYS YOUNG FOREVER

MONTGOMERY LAW

MY DOC URGENT CARE

OPERA PHILADELPHIA

PHILADELPHIA ORCHESTRA TELESERVICES

SMITH & HOROWITZ

Financial Breakdown of Operating Costs

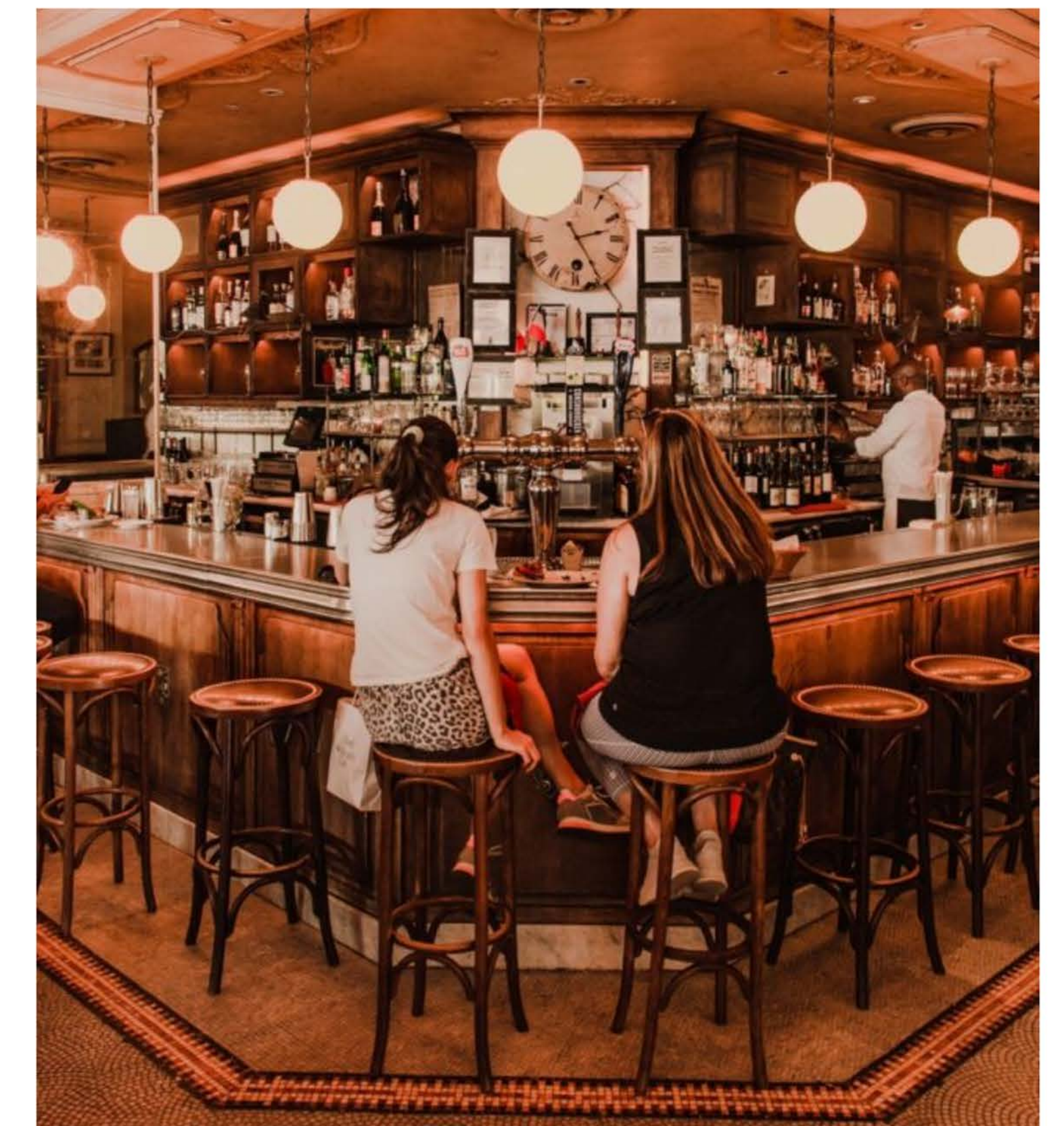
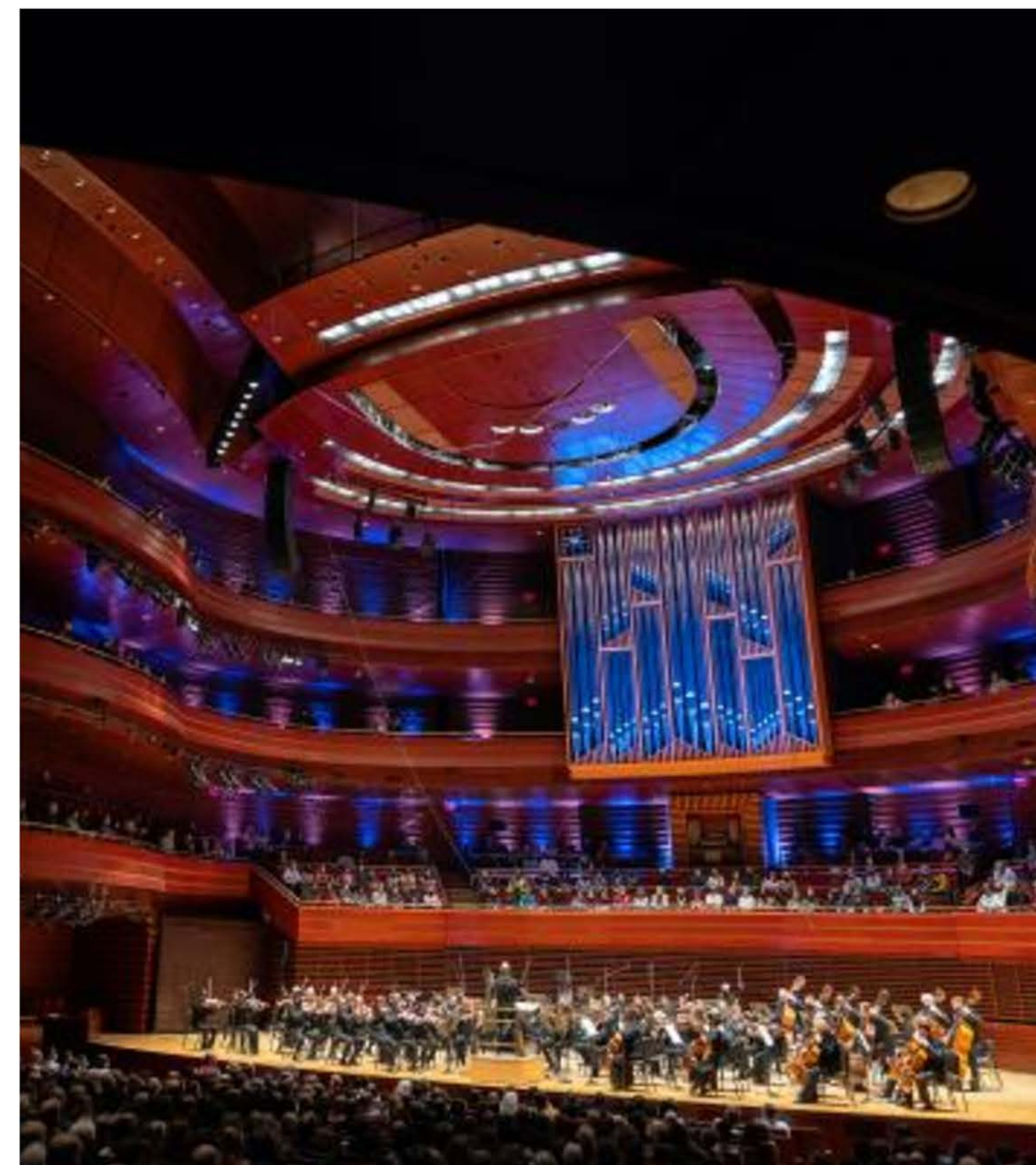
Cost	Monthly	Annual	PSF (3,397 SF)
Condo Fee	\$2,360.64	\$28,327.73	\$8.34
Utilities	\$829.42	\$9,952.99	\$2.93
Real Estate Tax	\$550.58	\$6,607.00	\$1.94
U&O	\$183.00	\$2,196.00	\$0.65
CCD	\$54.83	\$658.00	\$0.19

Neighborhood Overview:

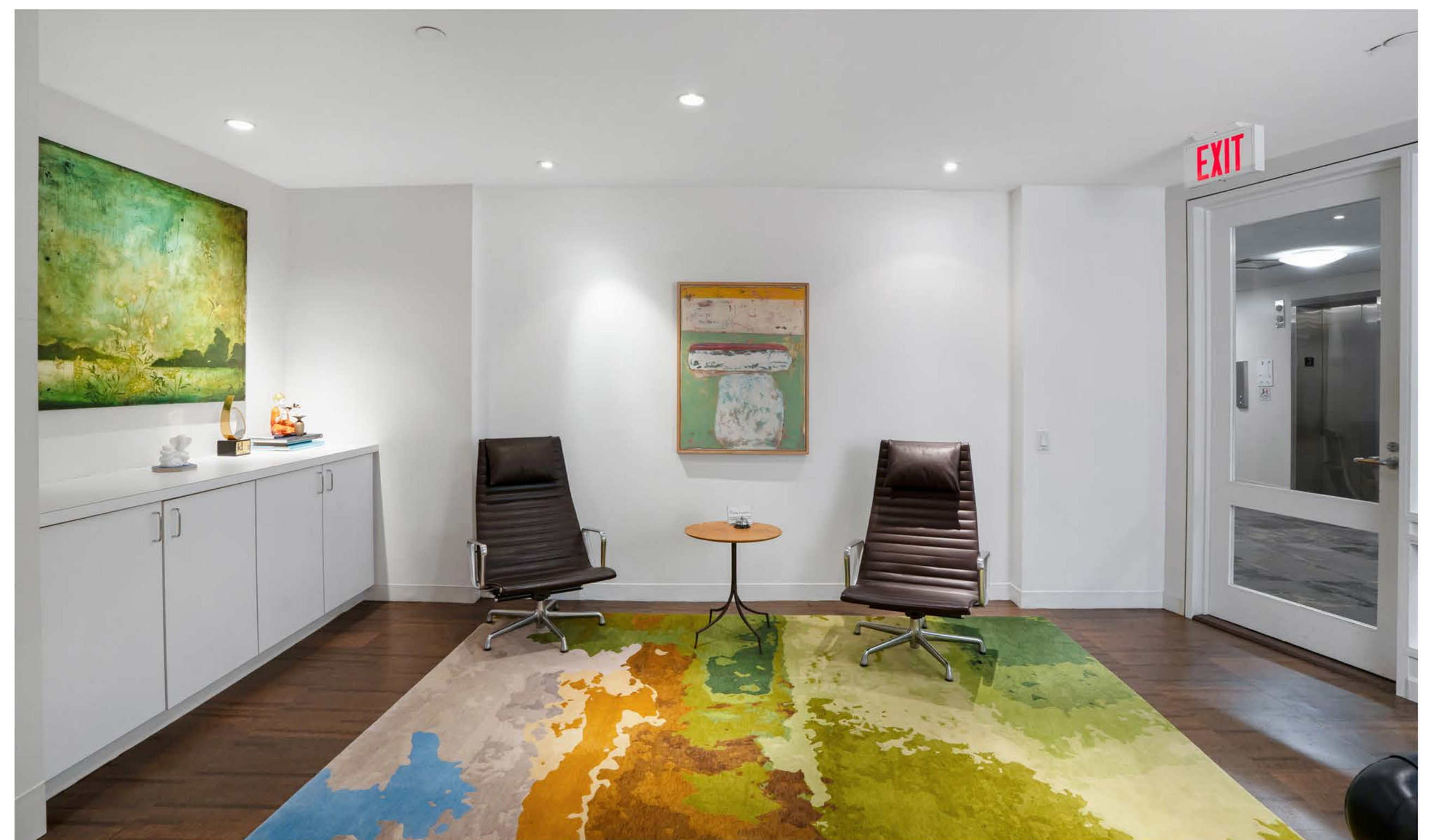
Rittenhouse Square is one of Philadelphia's most prestigious and vibrant neighborhoods, known for its elegant tree-lined streets, historic architecture, and dynamic mix of luxury residences, high-end retail, and top-tier dining. Anchored by the iconic Rittenhouse Square Park, this area offers a rare blend of urban sophistication and green space, making it one of the city's most sought-after locations for living, working, and leisure.

The neighborhood is home to some of Philadelphia's finest restaurants, boutique shops, and cultural institutions. Acclaimed dining destinations such as Parc, Barclay Prime, and Vernick Food & Drink draw both locals and visitors, while upscale retailers and independent boutiques line Walnut and Chestnut Streets. Art galleries, theaters, and historic landmarks add to the district's charm, creating a rich cultural experience just steps from the park.

Rittenhouse Square's central location provides seamless access to Philadelphia's business district, universities, and major transportation hubs. With its walkability, world-class amenities, and timeless appeal, the neighborhood attracts professionals, families, and visitors alike. Whether enjoying a quiet afternoon in the park, experiencing the city's culinary scene, or browsing designer storefronts, Rittenhouse Square embodies the best of Philadelphia's cosmopolitan lifestyle. For those seeking an unparalleled address in the city, Rittenhouse Square delivers a unique blend of historic character, modern convenience, and an unmatched sense of place.



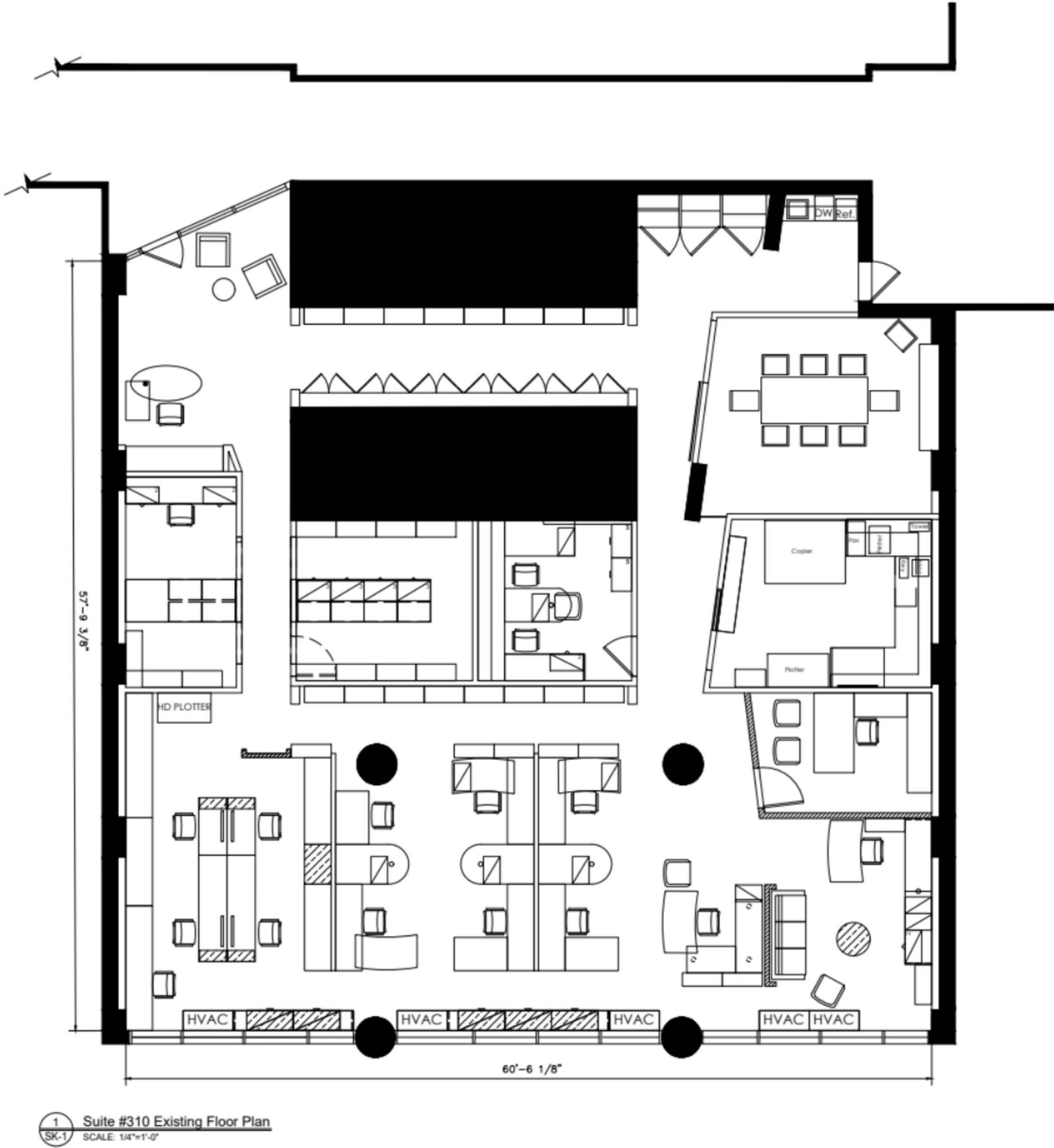
Interior Photos



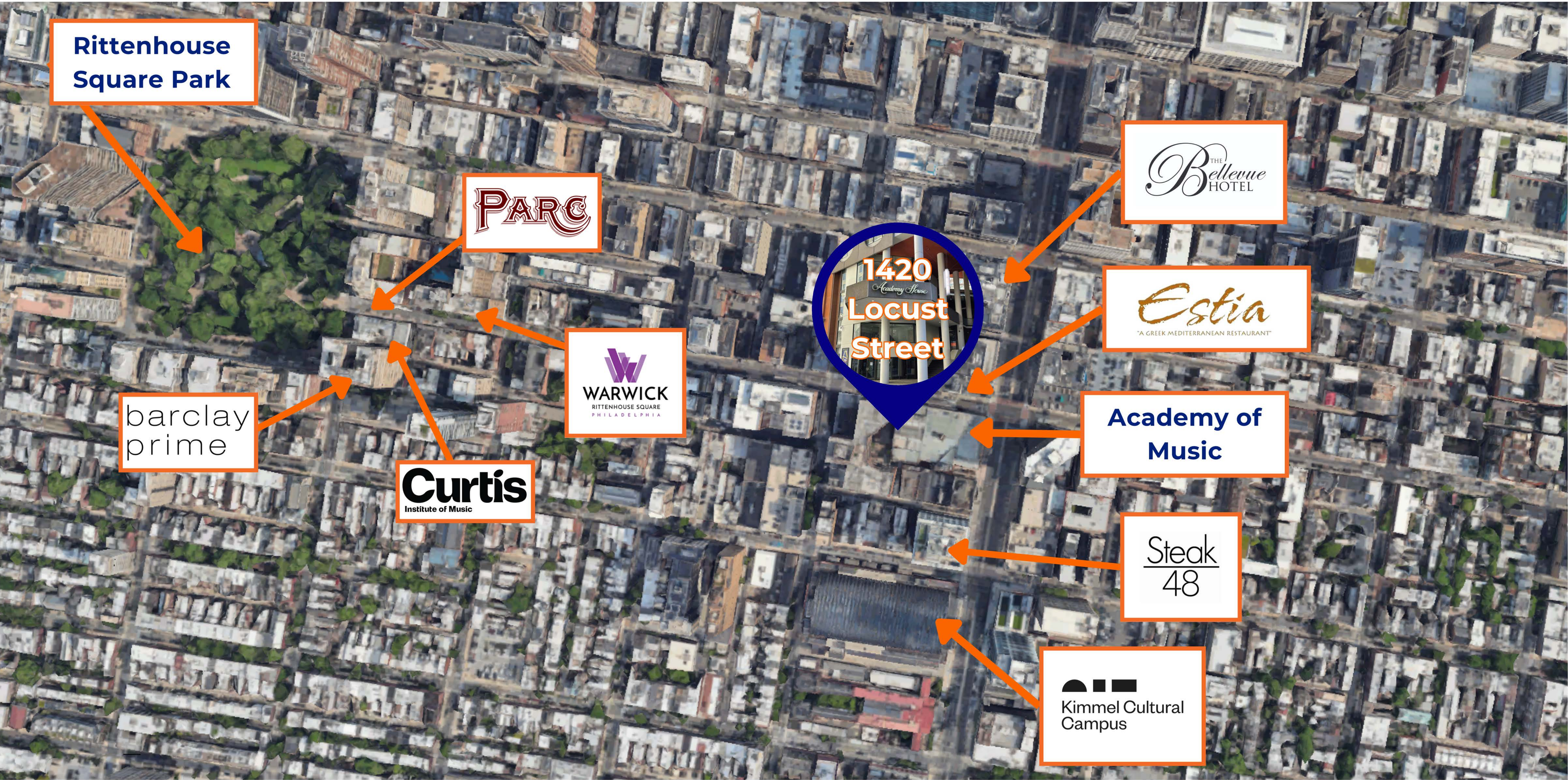
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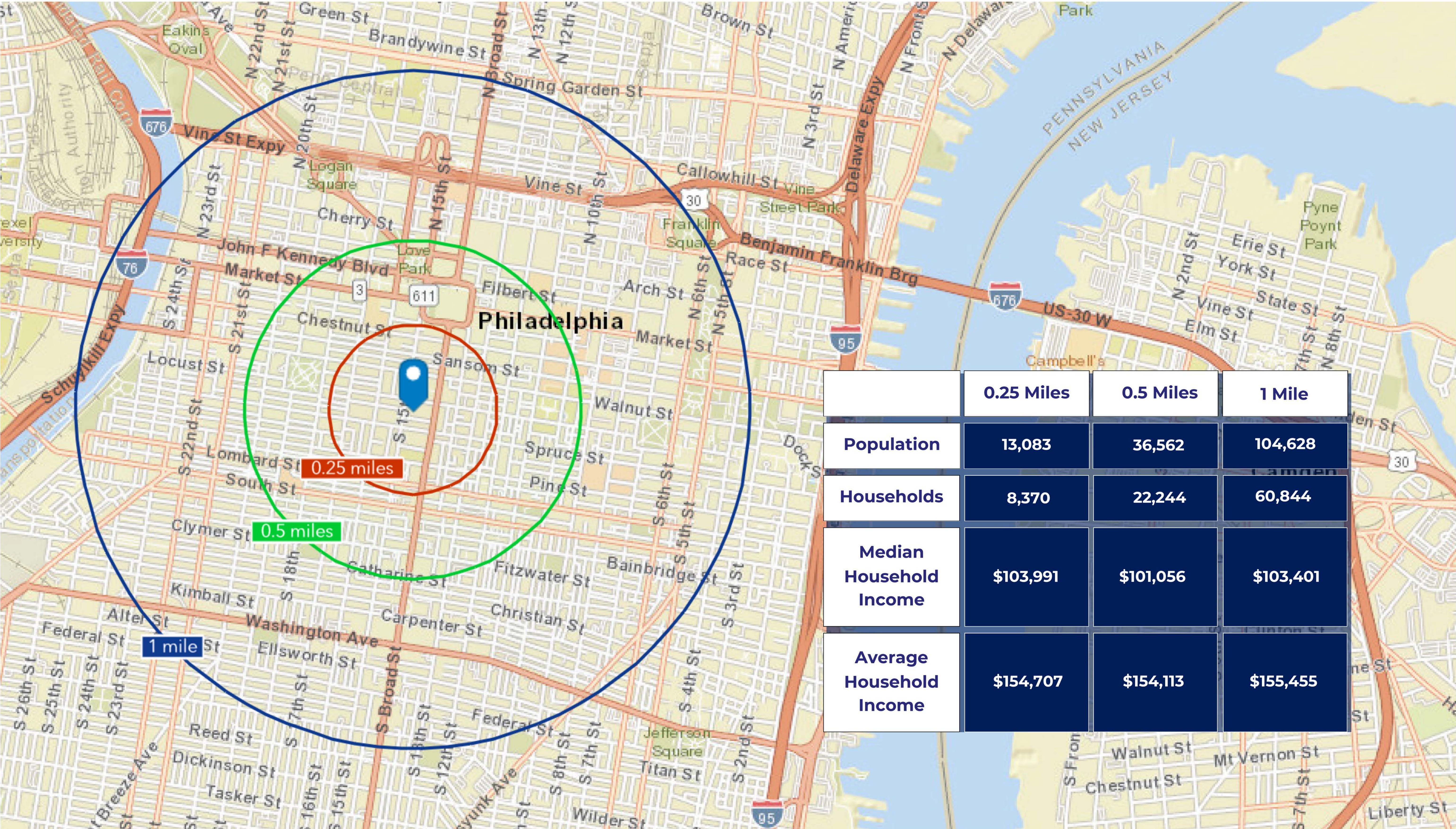
Floor Plan



Locator Map



Demographics



ARBER INC.



1420 LOCUST STREET, SUITE 310
PHILADELPHIA, PA 19102

MIKE KAHAN

PRINCIPAL

M:267-240-1587

mike@blueprintcommercial.com

GERRY SMITH

PRINCIPAL

M: 610-509-3690

gerry@blueprintcommercial.com

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